



# Howard County Council

George Howard Building  
3430 Courthouse Drive  
Ellicott City, Maryland 21043-4392

## COUNCILMEMBERS

Mary Kay Sigaty, Chairperson  
District 4  
Jennifer Terrasa, Vice Chairperson  
District 3  
Calvin Ball  
District 2  
Greg Fox  
District 5  
Courtney Watson  
District 1

Minutes (approved, Jan. 5, 2009)  
County Council Legislative Work Session  
December 22, 2008

The meeting was called to order at 4:35 p.m. in the Board Room, Board of Education, 10910 Route 108, Ellicott City.

**Members present:** Calvin Ball, Greg Fox, Mary Kay Sigaty, Jennifer Terrasa, Courtney Watson.

**Discussion:** The members discussed the following issues related to the following bill:

**Council Bill No. 62-2008** – Introduced by Calvin Ball and Mary Kay Sigaty/Co-sponsored by Jennifer Terrasa –

Amending the Howard County Code to exempt certain residential developments containing Moderate Income Housing Units from the allocations portion of the Adequate Public Facilities Ordinance, under certain circumstances; altering the categories to be used in the housing unit allocation chart; and generally relating to the Adequate Public Facilities Ordinance

- There was a discussion about the discrepancy between the maximum dimensions of moderate income housing units (MIHU) required by the MIHU housing code and the housing allocations requirements. The smaller dimensions in the allocations legislation reportedly were designed to ensure that prices of those units stayed sufficiently affordable to be priced in accordance with the income limits of the MIHU program at a time when the market determined the pricing of the units on resale. Tom Carbo, Deputy Director of the Housing Department, reported that the policy of the Department now is to control pricing on resale and that the control on size is unnecessary and, in fact, may be counter-productive to achieving the Department's goal of dispersing units throughout a development.
- Jeff Bronow, Department of Planning and Zoning, discussed a chart showing the current status and projection through 2017 of MIHU construction as part of approved projects. He noted that availability of MIHU allocations and market-priced allocations sometimes created difficulty in phasing construction of projects and achieving compliance with the requirement that the MIHU's be phased in proportionately to the market-rate development. He and others noted that not separating the MIHU allocations would give more flexibility to developers in this regard.
- Mr. Bronow suggested a need to "grandfather" projects that already have tentative housing allocations as a part of the consideration of CB 62-2008.
- There was discussion of the portion of the General Growth Properties Company's plan for Columbia related to creation of a housing fund. Some members questioned the wisdom of dealing with CB 62-2008 in isolation from the discussion of the broader initiatives that are likely to be discussed in the Council's consideration of the Columbia plan.
- The Council suggested that they would table the bill at the January legislative session and either amend CB 62-2008 to deal with the issues raised or would introduce new legislation.

The meeting was adjourned at 6:05 p.m.